

SHIPBOURNE PARISH COUNCIL

**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 12TH FEBRUARY 2007 AT 7.30 PM**

Present: Mr Nicholas Giles, Mr Martin Miles (Chairman), Mr James Sheldrick, Mrs Rachel Simpson, Mr Curtis Galbraith (Clerk)

In Attendance: Two members of the public, Mr Jon Austin and Mr Stephen Davis

1. Apologies for Absence

Mr Mark Beadle, Mrs Libby Cohen and Miss Lynette Sargent.

2. Minutes of Previous Meeting

The draft minutes of the January meeting were agreed by the council and signed by the Chairman.

3. Borough & County Councillors Reports

None

4. Questions from the Public

None

5. Matters Arising

None

6. Finance

The Clerk handed out copies of the monthly financial statement. The bank balances at 1st February were c/a £ 200.11, d/a £ 12039.75. It was agreed to make two payments: To Mrs. J Adams £ 100.00 (previously approved - Tree Grant) (100695) and to the Audit Commission £ 141.00 (audit fee 2005/2006) (100274).

TMBC had sent written confirmation that the application for a Special Works Grant to resurface the lay-by was outside the scope of the scheme. Progress from the application now forwarded to the Community Partnership Initiatives budget was awaited. The Clerk will contact Borough Cllr. Murray.

The Clerk reported that the Audit Commission had completed the 2005/6 audit with clean bill of health. There were no issues arising. He will post details of the statutory right to inspection on the notice board.

The 2007/8 Precept Application submitted to TMBC is for a net requirement of £ 3633.00.

Cllr. Giles said he was awaiting a reply from Fairlawne to his request to release the rent charge to enable the winding up of the John Swan Charity.

7. Roads / A227

With regard to the 50/40/50 scheme, Simon Allsopp, the KCC Design Engineer, had emailed to say that the public notice advertising KCC's intention to amend the speed limit had just been published. After a 21 day notice period he was projecting a likely start date of Monday 5th March. Public information sheets were awaited.

The roadside nameplate and sign at Back Lane have been replaced. The Clerk was informed of and will report a damaged 'sharp deviation of route' sign on Roughway Lane.

8. Commons

The Chairman has received a reply from The Estate regarding the proposed meeting re parking issues. The council will respond to Mr Gibb's request to suggest some dates for early March.

The parish council has received two complaints regarding the condition of the unsurfaced area of the lay-by. The complainants have been told to redirect them to The Estate.

Cllr. Sheldrick declared a personal interest in these items by connection of employment.

A survey of 'Open Spaces' in the parish has been received from TMBC. General discussion concluded that some aspects of the plans were inaccurate. Cllrs. Simpson and Sheldrick will study them in greater detail and respond to Mr deWitt at TMBC.

9. Planning – decisions, applications, enforcement and other issues

a) Tonbridge & Malling Borough Council decisions:

1. TM/06/03423/FL Barrwood, Hildenborough Road, Shipbourne, TN11 9QA
 Proposal: *Rebuild existing dwellinghouse (amended scheme to that approved under planning refs. TM/06/00255/FL and TM/06/02136/FL) - Amended plans received:*
 TMBC Decision: Permission Granted subject to conditions. *(The Clerk read out the conditions to the council and it was suggested that they be circulated by email).*

b) Planning Applications:

In order of receipt. Declarations of interest as individually noted.

1. TM/06/040450/FL Fairhill, Riding Lane Hildenborough, TN11 9QL
 Proposal: *Extension, garage with flat over and internal alterations:*
 View: (Already submitted) *"Shipbourne Parish Council has no objection to the application subject to the additional annexe for staff accommodation remaining of ancillary use to the main house".*

2. TM/06/040451/LB Fairhill, Riding Lane Hildenborough, TN11 9QL
 Proposal: *Listed Building Application: Extension, garage with flat over and internal alterations:*
 View: (Already submitted) *"Shipbourne Parish Council has no objection to the application subject to the additional annexe for staff accommodation remaining of ancillary use to the main house".*

3. TM/07/00152/FL Puttenden Manor, Puttenden Road, Shipbourne, TN11 9QY

Proposal: *Replacement of existing conservatory with single storey extension.*

View: *Shipbourne Parish Council objects to the above applications. The Local Plan states that "There will be a presumption in favour of the preservation of Listed Buildings."*

Policy P4/1/1 states "Development involving the extension or alteration of a Listed Building will not be permitted unless it would preserve the building and/or any special features which contribute to the reasons for its listing". The proposed extension is set in front of the line of the Georgian Garden Front of the house and therefore the proposed extension will not preserve this important feature.

Additionally, the conservatory that it seeks to replace is a temporary structure; the proposed extension is not. The new addition appears to be in excess of 5.5m x 7.5m as contrasted to the conservatory which is not accurately scaleable from the drawings but looks to be 4.5 x 4m.

The application clearly shows part of the existing listed garden wall cut back to make room for the increased footprint

4. TM/07/00154/LB Puttenden Manor, Puttenden Road, Shipbourne, TN11 9QY

Proposal: *Listed Building Application: Replacement of existing conservatory with single storey extension.*

View: *As above.*

5. TM/07/00392/EL Land South of Callis Cottages, Hildenborough Road, Shipbourne,

Proposal: *Proposed overhead line.*

View: *No objection (although enquiries will be made as to why this short stretch of line cannot be routed underground).*

c) Enforcement and other planning issues:

Regarding the complaint from neighbours of the Wagoners site, the Clerk reported that he had sent on a copy of the existing permission as agreed. In addition several items of correspondence recently received from TMBC were read out. He also said that the owner had agreed that the asbestos barn would be demolished as soon as wildlife constraints permitted. The Clerk will contact the owner to ask for confirmation of this or to suggest that he attends the next meeting to discuss the issues raised.

The council has been notified by TMBC that an appeal has been lodged – to be determined by local enquiry – against TMBC's refusal to grant planning permission to regularise the ongoing breach of permission at Puttenden Manor. The council will confirm its objection to the application and underline its support for TMBC and positive enforcement action when contacted by the Planning Inspectorate.

It was reported that the breach of planning permission at The Meadows continues. The application submitted there to formalise the breach that was refused by TMBC is still to be determined by the Planning Inspectorate.

10. Rights of Way

With regard to the new finger posts, previously minuted, the Clerk read out an email sent by Lucy Breeze (KCC RoW Officer) to Alan Bristow that justified their erection and said that KCC has a statutory duty to sign all PROW where they leave a metalled road. The highway authority also has a duty to erect signposts to assist people unfamiliar with the locality. She said that biannual survey results used to create a national league table saw

almost all the failures in T&M attributed to signage. Her long term intention is to sign every single PROW in T&M and she would like the support of the parishes.

After some discussion the council agreed (by a majority) to express the view that it did not consider every PROW in Shipbourne needed finger post signing and that it was still important not to sign routes such as that along the A227 carriageway when acceptable and safer alternatives were available.

11. Village Hall

Mr Bristow had informed the Clerk that a new cleaner had been employed.

12. Correspondence (not circulated or dealt with elsewhere)

None

13. Any Other Business

Concern was expressed again that the style of reporting parish council affairs in the Newsletter had led to a complaint. The Clerk said that the content and format of the Newsletter was the responsibility of the Parochial Church Council and the editor and not that of the parish council. If complaint was made to him, he made individuals aware of this and pointed out that the Newsletter used draft minutes as a source of information and whilst in the public domain (via the notice boards) they were subject to approval by the council at the next meeting. The formal minutes of meetings were complete and unemotional and were available for all to read on the Shipbourne website.

The Clerk will inform Mr Williams of progress in the registration of the proposed licence to access his field and required easements across the council's land at Dunks Green.

An insurance certificate has been received from the mowing contractor for the churchyard. The Clerk will contact him for further details and with regard to the draft mowing specification it was agreed to suggest an on site meeting.

It was hoped that Cllr. Cohen would have some costings for the proposed village sign for discussion at the March meeting.

The Chairman thanked Mr Austin and Mr Davis for attending. It was hoped that they would remain enthusiastic in considering standing as parish councillors when the current term concludes in May.

As the existing date for the April meeting was Easter Monday it was suggested that the meeting, encompassing the Annual Parish Meeting, should be moved to April 16th. This will be confirmed at the March meeting.

The meeting closed at 21.15

Signed: _____ (Chairman)

Dated: _____

Dates of future meetings: March 12th and April 16th +APM (to be confirmed) (all Mondays at 7.30pm in the Village Hall).